

EAST 44TH ST. SITE RENTS FOR MILLION

Lease Paves Way for Another Office Building in Grand Central Zone.

Douglas L. Elliman & Co. announced yesterday the signing of preliminary contracts in a \$1,000,000 leasing transaction which paves the way for the eventual erection of another building in the highly developed Grand Central Terminal zone. The property concerned is at 7 to 11 East Forty-fourth street, between Fifth and Madison avenues, which is being leased by the heirs of the late Francis G. Lloyd, former president of Brooks Brothers, to Klein & Jackson for twenty years. The lessors of the property are Matilda G. Lloyd and the Farmers Loan and Trust Company as trustees under the will of the late Mr. Lloyd.

The property fronts eighty-one feet on Forty-fourth street and has a depth of one hundred feet. It is directly in the rear of the new Borden Building on Forty-fifth street and is eighteen feet west of the Brooks Brothers Building, on the corner of Madison avenue. The property was accumulated by the late Mr. Lloyd and is now improved with three four-story and basement buildings, remodelled for both residential and business purposes. As soon as the lease on these buildings expires, the lessees will put up a building probably twelve stories high, which will do justice to the choice location.

In the Dwelling Market.
Coughlin & Co., Inc., sold for Isidore Block the three-story half-story building at 165 West Seventy-sixth street, 20x102, held at \$40,000.
L. J. Phillips & Co. sold for Ethel Quinn a four-story house, 25x102.2, at 64 West Eighty-fifth street, held at \$42,500.
Hagstrom-Cullen Company sold the four-story dwelling, 20x100, at 113 West Fifty-first street for Howard A. Raymond to Nicholas Blatus.
Joseph P. Day sold for H. C. Proudfoot the three-story two-family dwelling, 18x24.4, 3 Grove Court, between Hudson and Bedford streets, to a client named by Mr. Day. The property was to have been offered by Mr. Day at his first autumn special sale on Tuesday. The adjoining similar house at 2 Grove Court was sold at auction by H. G. Murray.

Pease & Elliman sold for Mrs. Mark Wiseman a two-story dwelling, 10x40, at 15 Sniffen Court, to Sarah V. Moran. Held at \$25,000.

Leases \$750,000 on 14th St. Corner.
The Mutual Life Insurance Company has leased \$750,000 to the Marvel Holding Corporation, to build a new office building at the southeast corner of Broadway and Fourteenth street, which the owners purchased at auction from the Courtlandt Palace estate, through Joseph P. Day last June for \$1,420,000.

The Palmer estate takes back a second mortgage of \$444,000 to run for five years at 6 per cent. The property fronts 153.9 feet on Broadway and 180 feet on Fourteenth street. It was leased by the United Cigar Stores Company soon after the auction. R. Smith, a Fourteenth street merchant, has been negotiating for a sublease on the hotel, intending to convert it into a department store.

Other Loans Recorded.

For the two-story garage with accommodations for 150 cars planned by the O. W. Realty Company, Morris Goldstein, broker, the company has obtained from Irene H. Carse a building loan of \$32,000 on the plot, 100x100, on the south side of 131st street, 125 feet west of Broadway. The loan is for ten years at 6 per cent.
Frederick Allen has borrowed on the two-story apartment with stores, 24x100, at 34 West 117th street, from the Emigrant Industrial Savings Bank. The building adjoins the north-east corner of Thirty-fifth street.

Multifamily House Trading.
Charles Kimmelman sold 204 Audubon avenue, northwest corner of 175th street, a six-story apartment house with stores, \$25,000, to W. Watkinson. The house was held at \$170,000 and rents for about \$30,000 annually.

Arthur Cutler & Co. sold to an investor for \$25,000 a four-story tenement, 25x100, held at \$25,000; also for Mary Davis to an investor \$25,000 a four-story tenement, 25x100, held at \$25,000.

Ex-Ambassador Rents Room Suite.
Douglas Gibbons & Co. rented for Sheldon Tibbitts his apartment, consisting of eleven rooms and four baths, in 417 Park avenue, furnished, to John W. Davis, former Ambassador to England. Mr. Davis is now a member of the law firm of Stetson, Jennings & Russell.

New Flat for Creston Avenue.

Plans have been filed for a five-story apartment house, 8x24.10, on the east side of Creston avenue, 91 feet south of 180th street, for Simon Kaplan, Goldner & Goldner, architects, estimate the cost at \$100,000.

Manhattan Transfers.
J. Levy sold for the estate of an investor two six-story tenements, 5x100, at 122 and 124 Madison street, held at \$50,000.
Maud E. Fordon sold to Elizabeth C. Weber a four-story flat, 10x65.0, at 553 West 173d street.

William Low sold to Bessie and Charles Smith for \$43,000 a five-story flat, 30x100, at 2698 Eighth avenue.
Abraham Cohen sold to Joseph Bender a three-story dwelling, 15x100.11, at 23 West 119th street.

R. L. Dempwolf sold to Howard D. Hammond two three-story dwellings, 34x109.11, at 275 and 277 West 127th street.

George Whitehead sold to Alma Muller a three-story dwelling, 19x100.5, at 462 West Forty-third street.

David Harris sold to Hoshan Chakmakian a three-story dwelling, 17x24.4, at 213 West Seventeenth street.

Catherine L. Price sold to the Combie Building Corporation a three-story dwelling, 20x74, at 242 East Twenty-sixth street.

Thomas McHugh sold to Susan V. Woodland a four-story dwelling, 15x100.11, at 156 East 102d street.

8 More Bronx Plots Planned.
Three apartment houses to cost \$315,000 have been planned for The Bronx as follows:

A five-story structure, 129x114, at the northwest corner of the Concourse and Taylor place, dwelling, 22x100, at \$215,000; a six-story house, 127x23, at the southeast corner of Valentine avenue and 195th street, for Gustave Halpern, cost \$200,000. Charles Kimmelman is the designer of these two properties.

BRONX TRANSACTIONS.
Arthur Cutler & Co. sold for Ada Gordon 243 West Park Boulevard, a three-story, three-family apartment house, 25x100, held at \$25,000.

Alexander Selkin and Samuel Hochstein sold for Solomon J. Schwartz a four-story dwelling, 22x100, at 219 Whitlock avenue to a client for occupancy.

The Truonia Improvement Company

Are You One of These Spineless Creatures?

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TORRENT OF LEASES FLOODS MARKET

All Classes of Property Share in Stimulus of Approaching Renting Season.

One of the new stores on the Broadway side of the Astor has been leased by the Allegretto Chocolate Cream Company of Chicago for a long term at an aggregate rental of \$300,000. James B. Speyers & Co. were the brokers.

Samuel Plato of Frederick Zittel & Sons leased for John C. Tomlinson, Sr., the four-story twenty-five foot dwelling at 45 West Fifty-seventh street for forty-two years at an aggregate rental of about \$300,000. The property will be altered into a six-story store and loft building. Royal Scott Gulden represented the owner.

Alexander Balter leased for B. Fisher Realty Company the five-story twenty-five foot building at 355 Greenwich street, corner of Duane, at an aggregate rental of \$135,000 to Morris Seld, the restaurateur. Mr. Balter has been appointed agent.

Spear & Co. leased: Sixth floor in 303 Fifth avenue to the Lack Manufacturing Company; tenth floor in 75 Fifth avenue to the Tivoli Theatre to Nathan Willens, who operates a chain of high class delicatessen establishments.

The four-story building, with stores, 27x24.6, at 94 University place and 32 East Twelfth street, southwest corner, has been leased by Henry Parnes for ten years at an annual rental of \$4,200.

Ames & Co. rented store and basement in 240 West Twenty-seventh street to John Azzoni; also top floor in 409 Eighth avenue to Highland Dress Company.

Manson-Jacobs Company, Inc., rented for Francis Neglik the fifth floor in 13 West Twenty-fourth street; to Francisco Val Querc west side in 135 West Twenty-fourth street; also the easterly store to Franz Phillips; top floor in 11 Becker street to the residents of Jackson Heights, Long Island, for next Saturday, Sunday and Monday.

The annual festival which residents of the community observe as a neighborhood feature is a feature of Jackson Heights for several years. This year all previous efforts, it is promised, will be eclipsed.

BROOKLYN MARKET NEWS.
Realty Associates sold to L. M. Herbst a two-story dwelling on the northeast corner of Sixth avenue and Sixty-eighth street.

Tankows, Smith & Co. sold for Howard Cooper to Daisy W. Tankows, represented by Jerome Elmer, the four-story dwelling at 450 Ninth street.

A. Minklin sold for Mr. Miller to a Mr. Day two lots, 40x100, on East Twenty-first street, between Avenues K and L; also for Carrie Bradley, executrix, to R. Rockoff six lots, 120x30, on Avenue L between Seventh and Eighth streets.

A. Bueck sold for the Clinton Trading Corporation to Antonio Montalbano the two two-story dwellings at 104A and 104B Linden street.

The plot, 100x100, on the south side of Eighty-second street, 100 feet west of Tenth avenue, has been sold by Morley & Hollahan for Major Gough.

ON STATEN ISLAND.
M. James Hughes, of Port Richmond, S. I., sold for Paul Truumper his residence on Catharine street to Mrs. C. V. Lilly.

REALTY NOTICES.
The sale on a 100 per cent cooperative basis of the Circle apartment at 114 Morningside Drive has been completed, each of the thirty tenants in the house being a shareholder.

The two-story building at 51 and 53 West Forty-fifth street, sold in foreclosure proceedings at the stand of Henry Brady to the Forty-fifth Street Realty Company for \$74,000, were ordered resold by the referee, and finally sold on a bid of \$75,000 to James J. McCarran, produce dealer.

Juliuspin, Leontieff, the buyer of 213 East 102d street, sold recently.

IN THE AUCTION ROOM.
(11 VERSEY ST.)
By Bryan L. Kennedy, Inc., Block fronting on East Broadway between 100th and 101st sts., sawmill, stable and 2-story building, 402.62x56.68 irreg; \$240,000.

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TAX TRIAL OF ULLMAN AND OTHERS IS BEGUN

Renominate Legislator Is Charged With Conspiracy.

Sol Ullman, who served in the last Legislature as a representative of the Sixth Assembly District, Manhattan, and won nomination Tuesday in the primaries; his law partner, Emanuel Friedman of 51 Chambers street, Meyer Friedman and Justus Frankel, public accountants of 725 Broadway, and Harry Levy, an internal revenue agent, went on trial before Judge Shepley in the Federal District Court yesterday on an indictment charging them with conspiracy to defraud the Government of income and profits taxes. It is expected several days will be taken up in obtaining a jury.

The indictment grew out of an order for the reexamination of the accounts of the Arthur-Levy-Bernard Company, dealers in umbrellas, parasols and canes at 37 Union square. Because of poor business the concern paid a tax of but \$115 in 1919. The following year business improved and the tax amounted to \$5,501.

It is alleged that the defendants told the officers of the corporation that re-examination would disclose shortages amounting to upward of \$30,000 and that they demanded \$5,500 as the price for inducing Levy to report favorably.

DICKEY ESTATE WILL BE AUCTIONED TO-DAY

J. P. Day Offers 400 Lots in Hunts Point Section.

The auction event of the week will be the sale of the Dickey estate lots in the Hunts Point section of The Bronx which is to be held to-day by Joseph P. Day in the Vesey Street Exchange at noon. The property was sold to the late D. Dickey 1st, senior member of Brown Brothers & Co., bankers, who acquired it from Thomas Walker, the original owner. The estate includes a large tract of land, with frontages on Hunts Point, Lafayette, Bryant, Longfellow and Spofford avenues, and on Whittier, Drake, Falls and Coster streets, Edgewater road and adjacent streets. Directly opposite is Public School No. 48, which is one of the largest in the city. The East 163d street to the Hunts Point avenue trolley line passes the property.

NEWARK TRANSACTIONS.
Murray Apfelbaum, Inc., of Newark, N. J., leased for Truly Warner, Inc., the three-story building located at 825 Broad street, 25x75, and 4 and 5 Branford place, Newark, to the Overland Shoe Company, for a long term of years, at the total rental of approximately \$350,000.

Vana K. Bracher sold the three-story dwelling at 87 Plane street, Newark, N. J., for the Cassie A. Olds estate, which has owned it since 1887.

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